

**HOUSING PROGRAM COMPLIANCE PLAN
REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH
FIVE-YEAR IMPLEMENTATION PLAN PERIOD
FROM OCTOBER 1, 2004, THROUGH SEPTEMBER 30, 2009**

I. INTRODUCTION

California Redevelopment law requires redevelopment agencies to report to the public every five years on activities relative to each of its project areas. The report, known as a Five-Year Implementation Plan, must include information relative to the impacts of the redevelopment project on affordable housing in the community. This includes both affordable housing that will be removed from the housing stock due to project activities and affordable housing that will be produced either in response to various legal requirements for production or as a result of tax increment funding generated by the project area.

The Redevelopment Agency of the City of Long Beach currently has seven redevelopment project areas. The Los Altos and West Beach Project Areas contain no housing units or land zoned for residential use. The West Long Beach Industrial Project Area is primarily industrial with a small number of non-conforming residential uses. The remaining project areas (Downtown, Central, North, and Poly High) contain residential areas. The Agency has chosen to prepare Five-Year Implementation Plans for each project area concurrently and to prepare one Housing Compliance Plan to include within each implementation plan.

Each of these project areas has a stated goal of expanding and improving the community's supply of housing, particularly housing available to low- and moderate-income persons and families. Set-aside funds from all project areas are pooled together for use citywide. The money is then used to help finance the production of affordable housing to meet the requirements of the California Community Redevelopment Law and to add to the affordable housing stock throughout the city.

Revitalization and stabilization of residential neighborhoods through preservation, rehabilitation, and infill development is an important goal of the Central, North, and Poly High Redevelopment Project Areas. The City of Long Beach ranks 10th in the nation in terms of the percentage of the population earning less than poverty level, and skyrocketing housing costs exasperate this situation for many living in the city. Affordable housing is not just needed to meet legal requirements; it is essential to maintaining an acceptable quality of life for Long Beach residents.

These affordable housing needs will be addressed through a series of projects, programs, and expenditures as discussed later in this Housing Compliance Plan and in

the Affordable Housing Program Expenditure Plan included as the last attachment to this over-all Five-Year Implementation Plan.

The remaining sections of this Housing Compliance Plan describe California Community Redevelopment Law requirements, define applicable terms, describe the seven redevelopment project areas in the City of Long Beach, estimate deposits into the Housing Fund and discuss use of those funds, analyze present and future replacement housing requirements, analyze present and future inclusionary housing requirements, and discuss compliance with the City's General Plan Housing Element.

II. GENERAL DISCUSSION

California Redevelopment Law Requirements

A California redevelopment agency has three primary responsibilities relative to affordable housing. These are as follows:

1. To deposit and expend a percentage of tax increment revenue for the provision of affordable housing (housing fund requirement).
2. To replace affordable housing units removed from the housing stock as a result of redevelopment activities (replacement housing requirement).
3. To cause specified percentages of new or rehabilitated housing units in a project area to be available at affordable housing cost (inclusionary housing requirement).

The Five-Year Implementation Plan must address the redevelopment agency's performance relative to each of these responsibilities in enough detail for each of the five years to measure performance. This includes the following:

1. Plans for using annual deposits into the Housing Fund.
2. Identification of planned projects that will result in the destruction of existing affordable housing and identification of proposed locations for housing to replace units removed for project activities (replacement housing requirement).
3. Estimates of new housing units to be constructed within the project area if adopted after 1975 and both a five-year and a ten-year plan to produce affordable housing in response to new housing production (inclusionary housing requirement).

4. An explanation of how the goals, objectives, projects and expenditures will implement the low-and moderate-income housing set-aside and housing production requirements.

This information will by its nature include the number of housing units to be rehabilitated, price-restricted, assisted or destroyed.

Interested readers are referred to California Community Redevelopment Law as amended by AB1290, AB315, AB637, and SB701, and particularly Sections 33334.2, 33334.4, 33334.6, 33143, and 33490 for more detailed information about these legal requirements.

Definitions

Very-Low-Income Household

Household whose gross income is 50 percent or less of the area median income.

Low-Income Household

Household whose gross income is greater than 50 percent but not greater than 80 percent of the area median income.

Moderate-Income Household

Household whose gross income is greater than 80 percent but not greater than 120 percent of the area median income.

Affordable Owner-Occupied Housing Cost

For any owner-occupied housing, affordable housing costs shall not exceed the following:

For very-low-income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

For lower-income households whose gross incomes exceed the maximum income for very-low-income households and do not exceed 70 percent of the area median income adjusted for family size, the product of 30 percent times 70 percent of the area median income adjusted for family size. In addition, for any lower-income household that has a gross income that equals or exceeds 70 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 30 percent of the gross income of the household.

For moderate-income households whose gross incomes exceed the maximum income for lower-income households and do not exceed 110 percent of the area median income adjusted for family size, the product of 35 percent times 110 percent of the area median income adjusted for family size. In addition, for any moderate-income household that has a gross income that equals or exceeds 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35 percent of the gross income of the household.

Affordable Renter-Occupied Housing Cost

For any rental housing development, affordable rent, including a reasonable utility allowance, shall not exceed:

For very-low-income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

For lower-income households whose gross incomes exceed the maximum income for very-low-income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower-income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of gross income of the household.

For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of the gross income of the household.

Developed by the Agency

“Developed by the Agency” means the Agency has contracted directly with a building contractor for the construction or rehabilitation of dwelling units.

New Dwelling Units

“New dwelling units” means dwelling units for which the final certificate of occupancy was issued during the year indicated.

Substantial Rehabilitation

“Substantial rehabilitation” means rehabilitation, the value of which constitutes at least 25 percent of the after rehabilitation value of the dwelling inclusive of the land value.

Substantially Rehabilitated Dwelling Units

Prior to January 1, 2002, “substantially rehabilitated dwelling units” means all units substantially rehabilitated multi-family dwelling units with three or more units regardless of agency assistance, or substantially rehabilitated single-family dwellings with one or two units with agency assistance.

Since January 1, 2002, “substantially rehabilitated dwelling units” means all units substantially rehabilitated with agency assistance.

Redevelopment Project Areas

West Beach Redevelopment Project

The West Beach Redevelopment Plan was adopted on July 21, 1964, and terminates on January 1, 2010. It encompasses about 21 acres in the downtown area of the City of Long Beach. When formed the project area contained dated commercial development in badly-deteriorated structures. It is now developed with six new substantial office buildings that have successfully revitalized the area. The project area contains no residential units.

Poly High Redevelopment Project

The Poly High Redevelopment Plan was adopted on April 3, 1973, and terminates on April 3, 2014. It encompasses about 67.1 acres and was formed primarily to enlarge Polytechnic High School and to rehabilitate its older residential neighborhood. This mission has generally been accomplished.

Downtown Redevelopment Project

The Downtown Redevelopment Plan was adopted on July 17, 1975, and terminates on July 17, 2016. It contains about 421 acres and was characterized by a declining urban commercial area. Many of the businesses were adult-oriented; the residents had relatively-low household incomes; and the perception of a lack of personal security impacted the desirability of the project area. New commercial centers (CityPlace and the Pike) and an influx of new housing are the most recent signs of a successful revitalization effort.

West Long Beach Industrial Redevelopment Project

The West Long Beach Industrial Redevelopment Plan was adopted on July 1, 1975, and terminates on July 1, 2015. It contains about 350 acres north of Anaheim Street and about 1,018 acres south of Anaheim Street within the Long Beach Harbor District. It was originally formed to create a more modern industrial park near the Port of Long Beach. However, this Redevelopment Plan was legally challenged and the settlement included a general agreement not to use eminent domain in the project area. The goals of this area now are to strengthen its industrial character by removing non-conforming residential uses to create new opportunities for industrial development, and by improving public infrastructure.

Los Altos Redevelopment Project

The Los Altos Redevelopment Plan was adopted December 10, 1991, and terminates on December 10, 2032. The project area contains about 45 acres including two large shopping centers and other miscellaneous commercial uses. There are no residential units within the project boundaries. The purpose of this redevelopment effort was to aid in the rehabilitation and expansion of retail services in order to stimulate and retain private investment in the area. This mission has generally been accomplished.

North Long Beach Redevelopment Project

The North Long Beach Redevelopment Plan was adopted July 16, 1996 and terminates on July 16, 2027. It consists of 10 non-contiguous land areas totaling approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the City of Long Beach. The majority of the land is located north of the San Diego Freeway (I-405). Its primary goal is to improve the commercial corridors that extend through the area to halt the negative impact of these deteriorating conditions on the surrounding residential areas.

Central Redevelopment Project

The Central Long Beach Redevelopment Plan was originally adopted on September 21, 1993, and readopted on March 6, 2001. The new Plan expires on March 6, 2032. The Project Area contains about 2,619 acres of urbanized land generally located south of the San Diego Freeway (I-405). It is characterized by severely deteriorated residential areas, underutilized buildings along its commercial corridors, and inadequate public improvements and facilities. The overall redevelopment effort is to redirect and concentrate commercial facilities in significant centers, thereby accommodating residential needs and preserving existing neighborhoods.

III. THE HOUSING FUND

Long Beach Housing Development Company

California Community Redevelopment Law requires redevelopment agencies to deposit 20 percent of their tax increment revenues into a Housing Fund to be used to produce affordable housing within the community. This is also known as “set-aside” money. The Redevelopment Agency of the City of Long Beach generally deposits its set-aside money from all seven project areas into the City of Long Beach’s Housing Development Fund for use by the Long Beach Housing Development Company (LBHDC) for affordable housing. However, the Agency does occasionally use its money directly to fund affordable housing in a project area.

The LBHDC was revived by the City Council in January 1988 in order to better implement the goals, policies, and objectives of the Housing Element of the City of Long Beach General Plan. LBHDC is a nonprofit public benefit corporation created by the City to aid in the support, financing and development of affordable housing based on needs identified in the Housing Element.

Although set-aside money is generally not spent directly by the Agency on affordable housing projects, it is the major source of revenue in the City’s Housing Development Fund and is used exclusively to assist in the production of affordable housing within the City of Long Beach. It is used to leverage other funds to maximize the City’s ability to produce affordable housing. Other revenue sources used in conjunction with set-aside funds include the following:

- Affordable Housing Program (AHP) grant funds awarded by the Federal Home Loan Bank
- Building Equity and Growth in Neighborhoods (BEGIN) grants by State of California Department of Housing and Community Development
- CalHome grants by State of California Department of Housing and Community Development
- Community Development Block Grant (CDBG) funds by Federal Department of Housing and Urban Development
- HELP funds by CalHFA
- HOME funds by Federal Department of Housing and Urban Development
- City of Industry set-aside funds allocated by Los Angeles County Community Development Commission
- Multi-Family Housing Program (MHP) funds by State of California Department of Housing and Community Development
- Mortgage Revenue Bond proceeds
- Low-Income Housing Tax Credits

The LBHDC’s production of affordable housing is consistent with the City’s most recent Housing Element adopted in January of 2003, the LBHDC Housing Action Plan, and the requirements of California law that housing for very-low, low-, and moderate-income

households be produced in the same proportions as these populations' percentages within the community.

In June 2004 the City Council of the City of Long Beach adopted a Housing Action Plan that addresses projects from LBHDC's two primary revenue sources – redevelopment tax increment set-aside funds and HOME funds. A copy of the Housing Action Plan is Exhibit D to this Housing Compliance Plan.

Housing Fund Deposits

Table 1 estimates the deposits into the Agency's Housing Fund and then into the City's Housing Development Fund for the next five fiscal years by project area:

Table 1
Estimated Deposits into Housing Fund
Fiscal Year 2004-2005 through Fiscal Year 2008-2009

Project	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
Central	1,000,000	1,020,000	1,040,000	1,060,000	1,080,000
Downtown	2,274,000	2,319,000	2,365,000	2,413,000	2,461,000
North	4,363,000	4,453,000	4,542,000	4,632,000	4,725,000
West Industrial	1,551,000	1,608,000	1,630,000	1,654,000	1,678,000
Los Altos	90,000	93,000	96,000	100,000	103,000
Poly High	91,000	93,000	94,000	96,000	98,000
West Beach	247,000	252,000	256,000	261,000	266,000
Total	9,616,000	9,838,000	10,023,000	10,216,000	10,411,000

Use of Housing Fund Revenues

The Housing Action Plan notes that these funds will be divided equally between home ownership and rental programs, and that the population will be served in accordance with federal and state funding regulations. Three neighborhood focus areas will receive 65 percent of the resources for the five-year period. Two of these areas are in the Central Redevelopment Project Area and one is in the North Redevelopment Project Area.

The Affordable Housing Program Expenditure Plan included as the last section of this Five-Year Implementation Plan estimates that 789 affordable housing units will be built new, rehabilitated, or price restricted with assistance from the City's Housing Development Fund over the next five years. Proposed annual expenditures from the Housing Development Fund for Fiscal Years 2004-2005 through 2008-2009 are shown next to the proposed number of assisted units.

Exhibit A of this Housing Compliance Plan lists specific affordable housing projects that have been developed with LBHDC assistance in the last ten years. This includes two large rental rehabilitation projects recently completed in the North Redevelopment Project Area with a total of 614 units for very-low- and low-income households.

The Exhibit also lists projects currently being programmed by LBHDC for completion in the next five years. The number of units in each project is given by household income, along with the location by project area. No housing units will be produced in the West Industrial, Los Altos, or West Beach Project Areas. It is anticipated, then, that many of the future rehabilitated rental units will be located in the Central Redevelopment Project Area. There are 551 future affordable housing units reflected in these pending projects.

In total there are 1,058 affordable housing units already produced to date or in the planning process for the next five years. (Housing units deed restricted for less time than required by California Community Redevelopment law are not included in these figures.)

IV. REPLACEMENT HOUSING REQUIREMENTS

Legal Requirements

Agencies must replace affordable housing units removed from the housing stock as a result of redevelopment activities. A unit is defined as affordable if it is occupied, or if vacant would be expected to be occupied, by a household with income of 120 percent of median average income or less. Replacement dwelling units are to be available at an affordable housing cost to persons in the same or a lower income category as the persons displaced from those destroyed or removed housing units. In addition a replacement unit must have the same or a greater number of bedrooms than the unit being demolished.

Analysis of Current Replacement Housing Requirements

Exhibit B shows affordable housing units removed by redevelopment activities during the past five years and affordable housing units that may be removed during the next five years by redevelopment activities based on projects currently planned for each project area. As noted previously, Exhibit A shows affordable housing units that have been produced and affordable housing units that are planned for production within the

next five years. All units listed quality as replacement units for housing destroyed or removed.

While the location of the units removed and produced are designated by project area, it is important to remember that replacement housing units can be produced anywhere within the City of Long Beach so long as they are available within four years of the units being removed from the market and their affordability is deed-restricted in accordance with applicable law. Units produced must also have the same or greater number of bedrooms than the units removed.

Table 2 summarizes the current status of replacing housing removed by redevelopment activities and shows that the Redevelopment Agency of the City of Long Beach has met its replacement housing requirements. It shows that 118 affordable housing units with 152 bedrooms have been removed from the market by redevelopment activities, and 806 units with 1,607 bedrooms have been produced. It also shows that for every category of housing unit, by income level and number of bedrooms, housing produced equals or exceeds the bedroom count as the housing removed.

Table 2
Replacement Housing Status Summary

	Very Low Income					Lower Income					Moderate Income				
	# of Bedrooms					# of Bedrooms					# of Bedrooms				
	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
Units Removed	59	21	11	5	0	2	5	4	4	0	5	1	1	0	0
Units Produced	42	76	150	60	0	0	30	333	81	0	0	0	33	0	0

Analysis of Future Replacement Housing Requirements

Table 3 compares the projections for the removal of housing units for future redevelopment activities with planned affordable housing production. It should be noted that specific planned activities sometimes exceed the housing production projections included in the Affordable Housing Program Expenditure Plan. Those projections have been calculated by taking the funds available, allocating them to housing production based on anticipated costs per unit, and producing an equal number of ownership and rental units. The Agency tracks its replacement housing requirements on an on-going basis to ensure that its legal requirements are met.

Table 3
Replacement Housing Projections Summary

	Very Low Income					Lower Income					Moderate Income				
	# of Bedrooms					# of Bedrooms					# of Bedrooms				
	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
Units To Be Removed	99	79	26	9	3	8	14	11	3	0	2	4	2	1	0
Units To Be Produced	0	81	36	51	8	4	143	217	13	9	0	6	15	8	1

Based on current redevelopment and housing activities, during the next five years it is estimated that 263 housing units will be removed from the market with a total of 345 bedrooms. (One five-bedroom unit is not reflected in the above table.) However, it is also estimated that 592 affordable housing units will be produced with a total of 1,058 bedrooms. This does not take into account the 624 affordable housing units just produced within the last year in North Long Beach (Northpointe and Grisham). It therefore appears that there is ample affordable housing stock being produced to replace units removed from the market by redevelopment activities.

While additional projects that would remove housing are being explored on a conceptual level in the four active project areas – Downtown, West Industrial, North, and Central – the data shows that there is ample affordable housing stock being produced to fulfill the replacement housing requirements. And there are also more housing production activities being pursued on a conceptual level that may come to fruition during the coming five-year period.

V. INCLUSIONARY HOUSING REQUIREMENTS

Legal Requirements

Inclusionary housing has many meanings depending on the context of its use. For the purposes of this Housing Compliance Plan, inclusionary housing refers to a redevelopment agency's obligation to cause a specified percentage of new or rehabilitated housing produced in a project area to be available at affordable housing cost. It does not matter whether the housing is market rate or cost restricted, nor does it matter if the housing is privately or publicly produced. This is also known as the Project Area Housing Production Requirement.

Applicability of Inclusionary Housing Requirements by Project Area

Unlike replacement housing requirements, inclusionary housing units must be tracked by project area. However, redevelopment projects adopted prior to January 1, 1976, are not subject to this legal requirement. For the City of Long Beach, this excludes the West Beach, Poly High, Downtown, and West Long Beach Industrial Projects. This leaves the Central, North, and Los Altos Redevelopment Projects subject to inclusionary housing requirements. Los Altos is a pure commercial project area comprised of major retail complexes on the east side of Bellflower Boulevard north of Daggett Street and South of Los Coyotes Diagonal. Therefore, inclusionary housing is only tracked for the Central and North Redevelopment Projects.

Method of Calculation of Inclusionary Housing Requirements

The percentage of housing units that must be available at an affordable housing cost varies by whether the housing constructed or rehabilitated was developed by a redevelopment agency or by another party. The Redevelopment Agency of the City of Long Beach has not produced housing per the definition contained in Section II above. (A written agreement with the Agency requiring affordable housing covenants does not meet the definition of Agency-produced housing.)

For housing constructed or substantially rehabilitated by persons or entities other than a redevelopment agency, at least 15 percent developed within the project area must be available to households of low- or moderate-income. Of this number, not less than 40 percent must be available to very-low-income households. For example, for every 100 units produced, 15 must be affordable. Of these 15, at least 6 must be available to households with very-low income and the remaining 9 can be available to households of low- or moderate-income. Any fraction is rounded up, so for 101 units produced, 16 must be affordable and of that total, 7 must be available to very-low-income households.

The definition of substantial rehabilitation changed in January 1, 2002. Prior to that time any substantially rehabilitated units counted if they were in complexes of three or more units (triplexes or larger). Duplexes and single-family residences only triggered inclusionary housing if they were rehabilitated with redevelopment agency assistance.

After January 1, 2002, the only substantially rehabilitated housing that triggers inclusionary housing requirements is rehabilitation completed with agency assistance. Again, per the definition of agency-assisted housing, the Redevelopment Agency of the City of Long Beach has not assisted with the rehabilitation of housing units.

The law requires that inclusionary housing requirements be met every 10 years. If the requirements are not met within the 10-year period, the Agency is required to meet the requirements on an annual basis. If at the end of the 10-year period the Agency has

exceeded the requirements, the Agency may carry over the surplus units and count them toward the requirements of the following ten-year period.

As with replacement housing production, inclusionary housing must also be deed-restricted with affordability covenants. Ownership units must be deed restricted for 45 years and rental units must be deed-restricted for 55 years. If owner-occupied affordable units are sold at market rates, the Agency has three years from the date of sale to produce an equal number of affordable units at the same income level as those sold.

Inclusionary Housing Requirements for the Central Project Area

Below is the data related to newly-constructed and substantially-rehabilitated housing units produced in the Central Project Area from the time of its initial adoption in 1993 until it was terminated in March of 2001.

1993	1994	1995	1996	1997	1998	1999	2000
0	80	27	25	9	18	11	98

This is a total of 268 units, triggering an inclusionary housing requirement of 41 units, with 17 units available to very-low-income households and 24 units available to low- and moderate-income households. Per Exhibit A a sufficient number of affordable housing units were produced in the Central Project Area during this same time period to meet this requirement. Even if one excludes the 13 units produced in 1993 since they entered the market before project plan adoption, there were 39 units produced for very-low income households and 25 units produced for low- and moderate-income households.

Below is the data related to the actual housing produced in the Central Project Area from 2001 through 2004 and projections of future new construction in the project area through 2010. Based on these figures, there will be a future inclusionary housing requirement in the Central Project Area for 336 affordable housing units, with 135 very-low-income units and 201 low- and moderate-income housing units. The pending affordable housing projects shown in Exhibit A are sufficient in number to meet these inclusionary housing requirements.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
57	45	13	62	138	320	475	305	730	230

The Central Redevelopment Project Area is ideally located to take advantage of transit-oriented development along the Blue Line train that provides mass transit access, particularly from the greater downtown area, throughout the Los Angeles Metropolitan

Area. The reuse of existing developed parcels for mixed-use residential projects is probable during the life of this project area and has been factored into the estimate of new and agency-assisted substantially rehabilitated units in the Central Project from 2010-2011 through the life of its Redevelopment Plan. It is anticipated that most multi-family projects would be located in that portion of the Central Project Area that lies south of 7th Street.

This estimate of new units through the last 20 years of the Central Plan is the construction of 4,000 new housing units. This triggers an inclusionary housing requirement for 240 very-low-income units and 360 low- and moderate-income housing units. The Redevelopment Agency will use the methods discussed at the end of this section to ensure that its inclusionary housing requirements are met. In addition, the City of Long Beach is currently studying the creation of an inclusionary housing impact fee to aid in meeting the need for affordable housing in the City of Long Beach.

Inclusionary Housing Requirements for the North Project Area

Below is the data related to newly-constructed and substantially-rehabilitated housing produced in the North Project Area from 1996 through 2004 and projections of future new construction in the project area through 2005. Based on a total of 104 new or substantially-rehabilitated units, there will be a future inclusionary housing requirement in the North Project Area for 7 very-low-income units and 9 low- and moderate-income housing units. The affordable housing projects shown in Exhibit A are sufficient in number to meet these inclusionary housing requirements. This includes two substantial housing rehabilitation projects recently completed by private developers in the North Project Area – Northpointe with 528 very-low- and low-income housing units and Grisham with 96 very-low-income housing units.

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1	7	7	6	7	6	3	27	3	10

North Long Beach is urbanized with little opportunity for new development. It does not have the access to mass transit that Central Long Beach enjoys, nor does it encompass land in the greater downtown area of the city. It will probably maintain the predominance of single-family and other low-density housing within its project area. However, given the overall demand for housing in the City of Long Beach, some increase in the number of housing units created in the project during the second and third 10-year periods of its project life are anticipated. Below are the calculations of the inclusionary housing requirements for these 10-year periods.

2006 - 2015	400 new housing units	24 for very-low-income	36 for low-income
2016 - 2025	400 new housing units	24 for very-low-income	36 for low-income

Given the ability of the Agency to carry-forward surplus units from one 10-year period to the next, and the number of affordable very-low-income and low-income housing units already created in the project area, no difficulty is anticipated in meeting inclusionary housing requirements in the North Project Area.

Methods of Meeting Future Inclusionary Housing Requirements

The Redevelopment Agency of the City of Long Beach plans to satisfy its inclusionary housing requirements by one or more of the following methods, with an emphasis on housing available to lower-income households:

1. The expenditure of housing set-aside funds (20 percent of its tax increment revenues) through the LBHDC to produce very-low-, low-, and moderate-income dwelling units.
2. The imposition of covenants or restrictions requiring that specified numbers of housing units newly-developed or substantially-rehabilitated with Agency assistance be and remain affordable to very-low-, low-, and moderate-income households.
3. The purchase or acquisition by regulation or agreement of long-term affordability covenants on existing multi-family units.

The City of Long Beach is also considering the establishment of a Housing Trust Fund to accelerate the production of affordable housing within the City. This fund would be financed with revenue from an inclusionary housing impact fee assessed against new market rate housing and commercial development. This would minimize the impact of new development in the City and improve the City's housing stock. If adopted, the Housing Trust Fund will provide another venue by which affordable housing can be produced within the City of Long Beach.

VI. CONSISTENCY WITH HOUSING ELEMENT

The Housing Element of the Long Beach General Plan was adopted by the Long Beach City Council on April 27, 2001, and was certified by the California Department of Housing and Community Development on July 13, 2001. A major goal of the Housing Element is to ensure that suitable housing is available to all City residents, especially lower income households.

The Redevelopment Agency will ensure that specific percentages of housing that is newly-developed or substantially-rehabilitated within the Central and North Redevelopment Project Areas are made and will remain available at affordable housing cost to very-low-, low- and moderate-income households with an emphasis on housing for lower-income households, thereby furthering the goal of the Housing Element.

**HOUSING DEVELOPMENT PROJECTS
ELIGIBLE AS REPLACEMENT/INCLUSIONARY HOUSING**

Start	Years	Project Name	PA*	# of Units	Very Low Income Bedroom Size					Low Income Bedroom Size					Median/Moderate Income Bedroom Size				
					0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
1994	40	Casa Corazon* - 4th & Elm	C	25							25								
1993	40	Atlantic Apts - 814 Atlantic	C	13		13													
1992	50	Lois Apts - 321 W 7th	C	24	24														
1999	40	Evergreen Apts-1823 E 68th	N	36			3	1				8	5				19		
1996	40	Freeman Apts-1528 Freeman	NA	19			2					7					10		
1995	40	Seamist Apts-14th & Atlantic	C	75	18	56	1												
2002	55	Northpointe**-5441Paramount	N	528		7	80	20			25	318	76				2		
2001	55	Grisham/Ruth/Peace/49th	N	96			64	30									2		
		Habitat for Humanity	C	10				6											
		Habitat for Humanity	N					1											
		Habitat for Humanity	NA					2											
		Total		826	42	76	150	60	0	0	50	333	81	0	0	0	33	0	0
		Total Number of Bedrooms		1,623	42	76	300	180	0		50	666	243	0	0	0	66	0	0
		Pending Projects																	
		Jamboree Housing	C	64			35	21	7				1						
		Menorah Housing	C	80		80													
		Olive Court - 1856 Long Beach	C	44		1	1				1	6	4	1		6	15	8	1
		DECRO Rehabilitation	C	242						4	105	133							
		DECRO Rehabilitation	N	121							37	78	5	1					
		Pacific Apartments - 1601 Pac.	C	41				30	1				3	7					
		Barcelona - 1900-40 Long Beach	C	0															
		Atlantic Avenue Housing	C	0															
		Total		592	0	81	36	51	8	4	143	217	13	9	0	6	15	8	1
		Total Number of Bedrooms		1058	0	81	72	153	32	4	143	434	39	36	0	6	30	24	4

Years = Length of the deed restriction

PA* = Project area - **C**entral, **D**owntown, **N**orth, and **W**est

*Only five units can be used for replacement housing; all units can be used for inclusionary housing

**Low income units are restricted to 60% of median income

HOUSING REMOVED BY REDEVELOPMENT PROJECTS

				Very Low Income					Low Income					Moderate Income					
				Bedroom Size					Bedroom Size					Bedroom Size					
Plan	Demolition	Project Name	Area	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4	5
Units Demolished																			
	Feb-94	Willow/Long Beach Boulevard	C	20	1									5	1				
	99-00	Renaissance Walk	C	9	17	5	2			1	1	1							
	Nov-01	P&L Land Development	W		1					4									
	Nov-01	Renaissance Square	C				1									1			
	Oct-02	Broadway Lofts - Mark James	D	30															
	Oct-03	Mark Twain Library and CRI	C		2	6	2		2		3	3							
												</							